

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६
कलम ३७(२) अन्वये नवी मुंबई विकास नियंत्रण
नियमावलीत करावयाच्या फेरबदलाबाबतची अधिसूचना.

महाराष्ट्र शासन,
नगर विकास विभाग,
शासन अधिसूचना क्रमांक: टिपीकी-४३०६/५६४७/प्र.क्र.५५/०६/नवि-११
मंत्रालय, मुंबई : ४०० ०३२, दिनांक : १२ डिसेंबर, २००७

शासन निर्णयः- सोबत जोडलेली अधिसूचना राज्य शासनाच्या साधारण राजपत्रात प्रसिद्ध करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांदाने,

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१०८८

(अभिराजे गिरकर)

अमर सचिव, महाराष्ट्र शासन.

प्रति,

महापालिका आयुक्त, नवी मुंबई महानगरपालिका, नवी मुंबई.
व्यवस्थापकीय संचालक, सिडको, निर्मल, नरिमन पॉइंट, मुंबई ४०० ०२१.
संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
उपसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवी मुंबई.
सहाय्यक संचालक, नगर रचना, ठाणे शाखा, ठाणे.
व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासनाचे साधारण राजपत्रात भाग-१ मध्ये प्रसिद्ध करण्यात येवून त्याच्या प्रत्येकी ३५ प्रती नगर विकास विभाग, (नवि-११), मंत्रालय, मुंबई-३२ व उप संचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवी मुंबई यांना पाठविण्यांत याव्यात.)

कक्ष अधिकारी (संगणक कक्ष) (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई ४०० ०३२.

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रदर्शित करण्याबाबत आवश्यक ती कार्यवाही करावी)

निवडनस्ती (नवि-११).

संवेदन ३७ फाईल.

Maharashtra Regional & Town Planning Act, 1966.

Modification to GDCR for Navi Mumbai Municipal Corporation under section 37(2).

**Government of Maharashtra
Urban Development Department,
Mantralaya, Mumbai 400 032.
Dated 12th December, 2007.**

NOTIFICATION

No. TPB- 4306/564/CR-55/06/UD-11:-

Whereas the Government of Maharashtra in exercise of the powers conferred by sub-section (1) of the section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII) (hereinafter referred to as "the said Act") has designated site for New Town of Navi Mumbai vide Urban Development and Public Health Department Notification No. RPB 1171/18124/1.W, dated 20th March, 1971 and City and Industrial Development Corporation of Maharashtra Limited (CIDCO), has been appointed as a New Town Development Authority for New Town of Navi Mumbai;

And whereas, Government of Maharashtra, Urban Development Department, vide its Notification No. RPB 1175/635/UD-5 dated 16th September, 1976, sanctioned the Draft General Development Control Regulations 1975 prepared by CIDCO for entire Navi Mumbai Project Area;

And whereas, the Government of Maharashtra vide Urban Development and Public Health Department Notification No. RPB 1175/635/UD-5, dated 18th January, 1980 has sanctioned the draft Development Plan in the form of structure plan, submitted by CIDCO for the area comprised in the New Town of Navi Mumbai and the same has came into force with effect from 1st March, 1980;

And whereas, Navi Mumbai Municipal Corporation (hereinafter referred to as "the said Corporation") has been constituted under Government Notification No. NBC 1091/140/CR-14/91/UD-20 dated 17th December, 1991 under section 3 of the Bombay Provincial Municipal Corporation Act, 1949 for the local areas of the revenue villages specified therein Navi Mumbai Municipal Corporation limits included area of 44 revenue villages. Out of which 29 revenue villages are included in the sanctioned Development Plan and remaining 15 villages are included in sanctioned Regional Plan of Mumbai Metropolitan Regional Development Authority;

And whereas, Govt. vide its Notification No. NMC 112000/CR-54/04/UD-28 dated 8/6/2007 has excluded 14 villages from the limits of the said Corporation which are included in the sanctioned Regional Plan of MMRDA;

And whereas, the said Corporation has all the powers of the Planning Authority under Chapter 3 and 4 of the Maharashtra Regional and Town Planning Act, 1966 within its area from the date specified by the State Government in this behalf in respect of the developed nodes of Vashi-Sanpada,

Nerul, Belapur-CBD, Koperkhairane and Airoli in accordance with the provisions of section 2 (15)(a) and section 2(19) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act"). This has been specifically mentioned by the Government Order No. NMC 1692/1187/R-138/94/UD-24 dated 15th December, 1994 (hereinafter referred to as "the said order");

And whereas, as per the provision of section 21(5) of the said Act, General Development Control Regulations for Navi Mumbai-1975 were adopted by the said Corporation,

And whereas, the said Corporation, submitted its draft Development Control Regulations 1994 to the Government on 8th May 1995. The Government suggested to incorporate the various directives issued to the said Corporation from time to time;

And whereas, in exercise of the powers conferred under sub-section (1) of section 37 of the said Act, and as per the resolution approved in General Body Meeting of the said Corporation vide Resolution No. 859 dated 28th March, 2006, the said Corporation proposed to modify the above adopted Development Control Regulation for Navi Mumbai;

And whereas, the said Corporation, after following legal formalities laid down under section 37 of the said Act, has submitted the said modification proposal to Government for sanction vide letter No.NMMC/GDCR/Sec 37/TPB/2109/2006 dated 6/7/2006;

And whereas, after considering the suggestions/objections received and by consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that the said modification should be approved with some changes;

Now, therefore, in exercise of the powers conferred by sub-section (2) of section 37 of the said Act, Government hereby:-

- a) Sanctions the modification to the Development Control Regulations for the Navi Mumbai Municipal Corporation by excluding certain provisions which are mentioned in the schedule attached herewith, subject to the Hon. High Court order dated 14th December, 2005 in Writ Petition No. 99/2005.
- b) Fixes the date of publication of this Notification in the official gazette as the date of coming into force of these modification;
- c) Directs the said Corporation that in the schedule of modifications appended to the aforesaid modification sanctioning the said Regulations after the last entry, the above (a) shall be added.

By order and in the name of the Governor of Maharashtra,


(Abhiraj Girkar)
Under Secretary to Government.

Accompaniment in Government in Urban Development Departments Notification No. TPB-4306/5647/CR-55/06/UD-11 dated 12th December, 2007.

SCHEDULE

1. Following provision/regulations Nos. are kept in abeyance of Development Control Regulation for Navi Mumbai Municipal Corporation.

i)	6.3.4	Amalgamation.
ii)	14.2.1(d)	Discretionary Powers regarding modification of limit of zone
iii)	15	Temporary construction.
iv)	16.4.5.	Land uses in Regional Park Zone.
v)	16.4.6	Land uses in No Development Zone.
vi)	16.4.12	Mixed use.
vii)	16.4.13	Change of use.
viii)	16.5.	
ix)	18.1	Scrutiny fee.
x)	18.2	Security Deposit.
xi)	28	Road widening & construction of new road.
xii)	37	Regulations for gaonthan and congested areas.
xiii)	38.1(EE&G)	Permissible uses in Regional Park Zone.
xiv)	40	Exclusion from FSI computation.
xv)	41	Premium not chargeable.
xvi)	42.4(j)	Podium.
xvii)	42.4(l)	Projection of cupboards etc.
xviii)	42.4 (m)	Stilt.
xix)	42.4(t)	Basement.
xx)	46(2)	Police Housing.
xxi)	46(3)	Reconstruction of buildings destroyed by force or which have collapsed or which have been demolished.
xxii)	46(4)	Special provision in respect of development for economically weaker section, slum area.
xxiii)	Appendix-VI.	
xxiv)	Appendix-VII.	
xxv)	Appendix-IX.	
xxvi)	Annexure-E,I, E-II, E-III, E-IV.	
xxvii)	Schedule-II	
xxviii)	Appendix-X.	

AP 6/11
(Abhiraj Girkar)
Under Secretary to Government.